

6/2/08 - Monday, June 2, 2008

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of June 2, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Kayser, Waedt, Duax, Kaiser, Larson, Seymour

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory

The meeting was chaired by Mr. Kaiser.

1. **Presentation of Plaques**

Mr. Kaiser presented plaques to Joel Levandowski and Rich Vande Loo in appreciation from the City of Eau Claire for their years of service on the Plan Commission.

2. **REZONING (Z-1413-08) - TR-1A and R-3P to R-3P and to Approve the Preliminary Condo Plat and Site Plan for Princeton Crossing Condominiums**
and
PRELIMINARY CONDO PLAT (P-01-08) - Princeton Crossing Condominiums
and
SITE PLAN (SP-0817) - Site Plan for 4-plexes in Princeton Crossing

Haselwander Brothers, Inc., has submitted a request to rezone property located at the southwest corner of Black Avenue and Providence Court, north of the North Crossing, from TR-1A, and R-3P to R-3P and to approve the General Development Plan (site plan and preliminary plat) for the Princeton Crossing Condominiums. The project consists of ten 4-plex condominiums on a 10-acre site for a project density of 4 units/acre. This project has been revised from previous submittals. The Comprehensive Plan>

Neil Haselwander, 3705 Freedom Drive, applicant, spoke in support. He stated that the market and layout of his land has changed since it was originally zoned because of the North Crossing and the new US Hwy. 53. This is the third application on this property and he has made corrections based on previous hearings. He intends to build only two units/year and is amenable to working with the City Engineer on construction of the private drive and removal of the hill on the north extension.

Joe Girard, 2004 Providence Court, spoke in opposition. He compared the new layout to a refugee camp. He felt the new development would increase density in the area and he would prefer duplex development.

Robert Gulotta, 2020 Declaration Drive, spoke in opposition. He listed five reasons for his opposition, which included the removal of trees on Mr. Haselwander's property, the increased traffic, habitat protection, potential negative impact on property values, and his preference for single-family homes.

Shawn McCarthy, 2107 Declaration Drive, spoke in opposition. He opposed rental development because these properties are not kept up well. He presented a petition from area residents in opposition to the rezoning. His final statement was a preference for single-family development in the area.

John Bowman, President of Providence Village Condo Association, spoke in opposition to the rezoning.

Rich Merkel, 2005 Declaration Drive, stated he had no problem with the proposed development but wants the proposed street to be a City street and wants the City to exert more control over the development.

Susan Lynett, 1933 Declaration Drive, spoke in opposition. She felt this development would reduce property values.

Joanne Stange, 2029 Declaration Drive, spoke in opposition. She stated that she purchased her home because of the woods located to the rear of her property and she doesn't want the hill removed. She preferred parkland rather than development.

Mr. Haselwander responded to the comments stating that the Providence Court development has a density of 11 units/acre while the new condos would be only at 4 units/acre. There are no environmental issues on the property according to the DNR. LaSalle Street has the capacity to handle the new traffic and a private drive connecting the development would use less land than a public street and would not cost the City to maintain it. The proposed units will sell at the similar price as those in Providence Court.

At this time they have no plans for development on the north portion of the rezoning because it will be many years before

they can develop the area. He will be completing Phase III of this area by 2010 and the hill will probably be removed by 2010.

Joe Girard restated that the proposed development is too close to the highway and is not attractive.

Mr. Larson moved to recommend approval of the rezoning, preliminary condo plat, and site plan with the conditions listed in the staff report. Mr. Buchanan seconded.

Mr. FitzGerald felt that since the area will be developed in phases, that this item could be approved with the earlier phases and revisited later when people have seen how it is being developed.

Mr. Buchanan moved to amend the earlier motion to approve Phases 1 through 4 with the understanding that the street extension to the north is approved. Mr. FitzGerald seconded the amended motion. It is the understanding that any other future development will need to come to the City for public hearing before approval.

The original motion with the amendment passed unanimously.

3. **REZONING (Z-1415-08) - R-1 to R-2P, Folsom Street**
and
SITE PLAN (SP-0818) - Two Duplexes, Folsom Street

Kim Gillette has submitted a request to rezone property located on the north side of Folsom Street, west of Preston Road, from R-1 to R-2P, and to approve the site plan for two duplexes. The Comprehensive Plan>

Kim Gillette, applicant, spoke in support. She noted the property is within ¼ mile of the VFW Club and there is a mobile home park ¼ mile to the west. She is requesting the rezoning because the property has been for sale but she only has received requests to develop duplexes on the site. She bought the property for investment purposes.

Kasey Benson, abutting property owner to the west, spoke in opposition. He felt that duplex development would have a negative effect on existing property values.

Mr. Waedt moved to approve the rezoning and site plan. Mr. Kayser seconded. Mr. Duax stated that this item should be denied because of conflicts with items #2, 4, 5, and 6 of 18.65.050 of the ordinance. The motion failed unanimously.

4. **REZONING (Z-1416-08) - Sign Code Amendment, Chapter 16.16.080 - Residential District Reader**
Board
and
CONDITIONAL USE PERMIT (CZ-0817) - Message Center Sign, Regis High School

Mr. Ivory presented a proposed amendment to the City Sign Code for electronic message center signs located within residential zoning districts. Regis High School requested that the Plan Commission consider an amendment to the Sign Code to reduce the minimum display time for displays on their sign in residential zoning districts. The request is to shorten the time period for such signs to match that allowed in commercial districts. This amendment would allow a time frame of two seconds.

Mr. Emil Rinaldi, a friend of Regis High School, spoke in support. He noted that their sign is facing S. Hastings Way, which is all commercial except for the high school.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the ordinance amendment. Mr. Duax seconded and the motion carried.

Mr. Waedt moved to approve the conditional use permit subject to the adoption of the ordinance amendment. Mr. Duax seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-0812) - Duplex in R-2 District, 540 Broadway Street**

Mr. Tufte reported that this item had been tabled from the May 19, 2008, meeting to allow the neighborhood steering committee to make a recommendation, which was unanimous for denial.

Mr. Jeff Nehmer, applicant, spoke in support. He stated that he has researched the variety of units within the neighborhood and listed all the types found in proximity to the location. He also stated that he would be adding only one more person to the unit, for a total of four persons. The house will be well maintained with maintenance items under contract.

No one appeared in opposition.

Mr. FitzGerald moved to approve the request with the conditions listed in the staff report. Mr. Waedt seconded. Mr. Waedt stated that he does not support the motion finding conflict with items 4-a and 4-d of 18.35.050. The motion failed unanimously.

6. **CONDITIONAL USE PERMIT (CZ-0818) - Tavern Patio Expansion, 311 S. Barstow Street**

Mr. Joshua Prock has submitted a request to allow an outdoor patio for his tavern (Mousetrap Bar) in a CBD district at 311 S. Barstow Street. Tavern expansions must have conditional use permit. The patio will measure 14' x 14' behind the

building to allow people to smoke and drink outside. The patio will be enclosed with a fence.

No one appeared in opposition.

Mr. Duax moved to approve the request with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

7. **CONDITIONAL USE PERMIT (CZ-0819) - Message Center Sign, 2305 Craig Road**

LaCrosse Sign Company has submitted a request to allow an electronic message center to be located within 200 feet of another electronic message center in a C-3H district at 2305 Craig Road. As part of hotel and sign improvements, the applicant would install a new pole sign with an electronic message board which would be less than 200 foot distance from two other such signs at Park Plaza and Walgreen's.

Ted Willard, LaCrosse Sign Company, spoke in support. No one appeared in opposition.

Mr. Buchanan moved to approve the request. Mr. Kayser seconded and the motion carried.

8. **ANNEXATION (08-04A) - 3675 London Road, Town of Washington**

Mr. Reiter presented a petition to annex a single-family home located at 3675 London Road from the Town of Washington to the City of Eau Claire. The property will be combined with the previously approved campus for the rehabilitation clinic, which has been approved by the Plan Commission on the former Athletic Club site.

Mr. Waedt moved to recommend approval. Mr. Buchanan seconded and the motion carried.

9. **WEST BANK REDEVELOPMENT DISTRICT - Recommendation of Project Plan**

Mr. Kayser chaired this item.

Mr. Reiter presented a brief history of previous redevelopment districts created in the City for redevelopment of blighted areas. The proposed West Bank District, located north of W. Madison Street along Oxford Avenue north to the Railroad Bridge, would become the sixth district managed by the Redevelopment Authority. Mr. Reiter read from the Comprehensive Plan the paragraphs which recommend redevelopment along the rivers and, in particular, this industrial area facing the Chippewa River. The RDA has held a public hearing on the proposed district on May 7, 2008; and from citizen and stakeholder comments at that meeting they have made amendments to the project plan. Mr. Schatz also reported on the amended sections of the project plan as they relate to the non-profit institutions such as the Children's Theatre located within the proposed district. A six-month moratorium on building permits would also be established upon approval of the project plan. However, City Council and the RDA will review requests for building permits.

Wayne Marek, Director of the Children's Theatre, spoke in opposition. He stated that they greatly appreciate the changes in language to the plan but their concerns still remain as to what they will be able to do in the future.

Mr. FitzGerald moved to recommend the West Bank Redevelopment District Plan to the City Council. Mr. Larson seconded and the motion carried. Mr. Kaiser abstained.

10. **DISCUSSION ITEMS**

Items for discussion, Landscape Standards for Parking Lots, and Improved Surfaces, were postponed by unanimous consent to the next meeting.

11. **MINUTES**

The minutes of the meeting of May 19, 2008, were approved.

Fred Waedt
Secretary